Global Industrial & Logistics Services

Local knowledge, global connections

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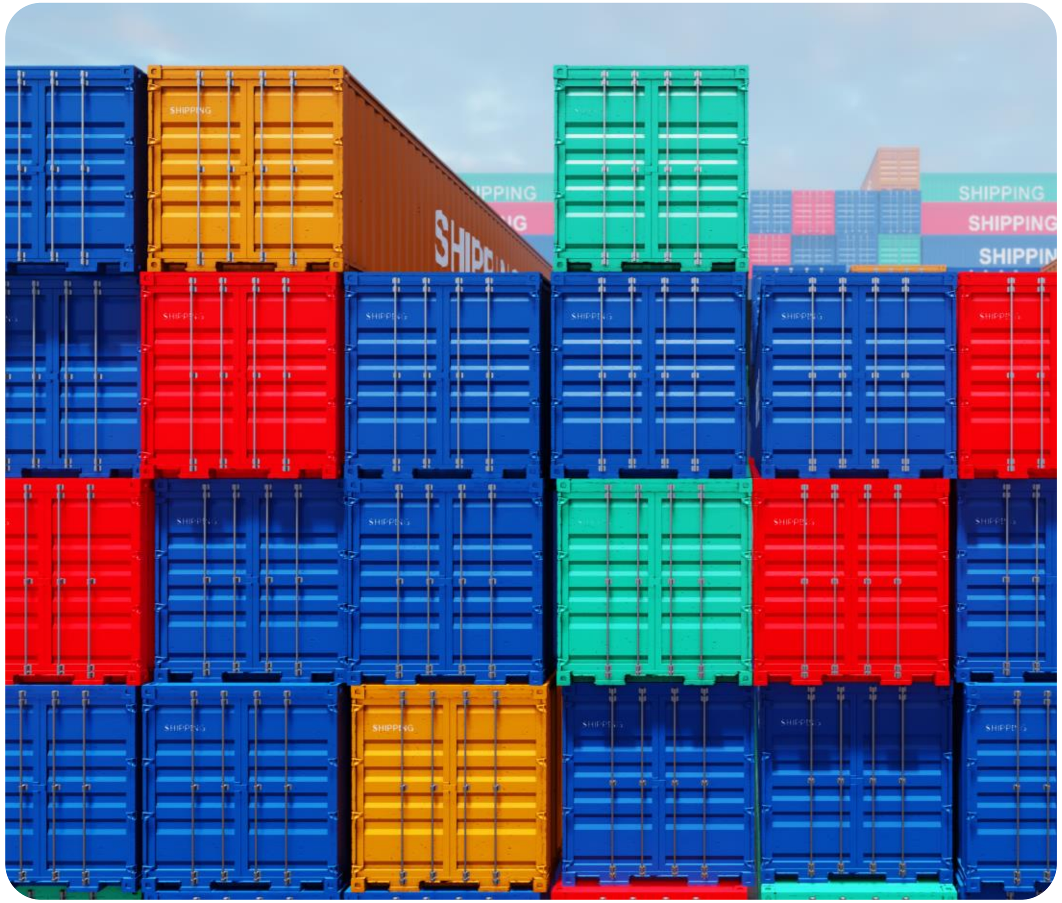


What's inside

2025 Global Industrial & Logistics Stats

Investment & Leasing

USD $40+ billion
Worth of transaction volumes

14,500+
Global I&L transactions

Top 3
For number of properties sold
Source: MSCI Real Capital Analytics

1,200+
I&L professionals worldwide

600
Offices globally
Including affiliates

Colliers is the fastest growing global commercial real estate services firm.
Based on historical 5-year compound annual revenue growth rate.

Our global platform

Colliers' **enterprising approach** and global reach means we deliver property solutions that drive exceptional results for every client, everywhere.

Agile, adaptable and strategic

Our strength lies in how we think and act, proactively, creatively and with agility. We connect capital with opportunities across the full spectrum of services, including acquisitions, disposals, advisory, debt and equity solutions. In an ever-evolving market, we are quick to adapt, providing innovative solutions that drive growth and ensure the achievement of your business objectives.

Local knowledge, global connections

Our talent spans continents and collaborates seamlessly across borders. Embedded in every major market, our teams share insights to anticipate industry shifts and deliver strategies that keep you ahead of the curve.

Global Industrial & Logistics Practice Group Leadership Team

U.S.

Stephanie Rodriguez
National Director, Industrial Services, U.S.,
Executive Managing Director, Southeast Region

Canada

Reid Taylor
Senior Vice President,
Capital Markets

EMEA

Edward Plumley
Director, EMEA Capital Markets,
Co-head EMEA I&L Practice Group

Faustino Musicco
Head Capital Markets, Italy
Co-head EMEA I&L Practice Group

APAC

Gavin Bishop
Managing Director,
Head of Industrial & Logistics
Capital Markets, Australia

Vijay Ganesh
Managing Director,
Industrial & Logistics Services,
India

Delivering industrial excellence

We operate in every major global market, providing integrated, best-in-class industrial and logistics services.

Partnership-led, performance-focused
We build tailored, partnership-driven solutions for developers, investors and occupiers. Our deep market knowledge and sharp focus on industrial and logistics assets allow us to craft strategies that deliver precise, impactful results.

Comprehensive solutions, proven returns
From investment and development to leasing and management, we deliver a full-spectrum of services to maximise client value. Our global network, proven expertise and long-standing relationships position us as a trusted advisor for sustained success.

Our value in action

Global coverage
Gain access to major and emerging property investors across APAC, EMEA, and the Americas.

Dedicated teams
Benefit from collaboration with dedicated teams and global partners to maximize cross-border opportunities.

Proven expertise
Leverage deep knowledge and extensive experience across all hospitality sectors.

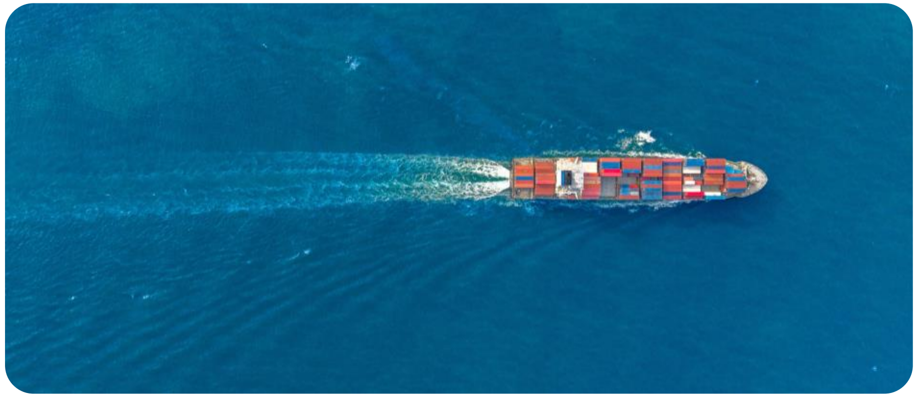
Client-focused service
Experience service that consistently exceeds expectations.

Agile, adaptable and ready to act
Receive agile, adaptable solutions tailored to your evolving needs.

Our integrated global services

Our industrial & logistics platform spans 580+ offices worldwide, combining deep local insight with global collaboration.

This extensive reach allows us to deliver integrated, cross-border solutions designed to accelerate your success, whether you're an investor, developer or occupier.



What we offer

Whether you're an investor, developer, or occupier, our integrated teams advise across every phase of the industrial and logistics property lifecycle.

We collaborate with in-house experts and dedicated research professionals to deliver data-driven insights and strategic advice From micro-market trends to global capital flows, we help you stay ahead, regionally and globally.

Expert services

- Acquisitions & disposals
- Investment services
- Portfolio strategy
- Equity raising
- Joint ventures
- M&A underwriting
- Development advisory
- Leasing advisory
- Strategic consulting
- Market research & forecasting

Client types

- Pension funds
- High net-worth individuals
- Private equity funds
- Corporate clients
- Developers
- Occupiers
- Landlords

Industrial & logistics sectors

- Third party logistics facilities
- Distribution centres
- Warehouses
- Cold storage
- Manufacturing & production
- Trade counters
- Light industrial & urban logistics
- Open storage
- Multi-let estates
- Infrastructure *(e.g. ports, rail, intermodal)*
- Data centres

For investors

Maximise returns. Minimise risk.

Our proven track record spans institutional investors and private clients alike. We deliver bespoke strategies for every type of industrial and logistics asset.

Key services:

- Investment acquisitions & disposals
- Equity raising
- Debt advisory
- M&A underwriting
- Leasing & asset management
- Property management
- Valuation services
- ESG & risk management
- Portfolio reviews

For occupiers

Unbiased, strategic representation.

From one-off site selection to full portfolio strategy, we offer impartial advice that puts your business first.

Key services:

- Strategic consulting
- Portfolio optimisation
- Site searches & acquisitions
- Lease restructuring & renegotiation
- Rent reviews
- Business rates advisory
- Project Management

For developers

Unlock opportunity. Maximise value.

We support developers in identifying strategic sites, securing funding, attracting investors and occupiers and managing the entire development process.

Key services:

- Development consultancy
- Site identification & acquisition
- Pre-leasing & letting
- Debt & capital advisory
- Project & construction management
- Transaction management

Sustainability Services

Unlocking value through sustainable investment strategies.

Understanding the criteria and ratings that define a property's current and future sustainability position is critical to investor decision-making - whether acquiring new assets or divesting non-compliant ones. We work closely with our global network of sustainability experts, including over 250 LEED®-accredited professionals, to deliver a balanced approach that maximises return on investment while enhancing environmental and social outcomes.

Our integrated services support investors across the asset lifecycle, including:

- **Strategy:** ESG frameworks, materiality assessments and net zero pathways
- **Transactions:** ESG due diligence and green finance advisory
- **Asset Enhancement:** Sustainable design, engineering and project delivery
- **Reporting & Certifications:** Data-driven insights and certifications such as LEED, BREEAM and NABERS

This holistic approach ensures assets are not only compliant, but repositioned for long-term value, resilience, and occupier wellbeing.

Financial modelling and strategic analytics

Data-driven decision-making.

Our multi-disciplinary teams combine real estate experience with analytical expertise to empower smarter decisions.

Key services:

- Custom financial modelling and scenario analysis
- Hold/sell decision support
- Investment strategy development
- Asset-level and portfolio-wide insights
- Interactive dashboards via tools like Power BI
- Development & refurbishment feasibility models

Market leading research

Insight for impact.

Our proprietary market intelligence delivers data-driven clarity to support your strategic decisions.

We provide:

- In-depth industrial & logistics reports on a global scale
- Bespoke research solutions tailored to your specific needs
- Analysis of local market dynamics and international trends
- Guidance to help you make informed, future-ready decisions

Global expertise. Real results.

In 2025, our Industrial & Logistics teams have been involved in more than **USD $40 billion** worth of transaction volumes.

Colliers' Capital Markets and leasing teams drive cross-border investment and leasing success, leveraging deep market expertise and seamless collaboration across 600 offices* worldwide. With 1,200+ professionals, we have been involved in more than USD $40 billion worth of transactions volumes and rank among the top three for properties sold in 2025.

As the fastest-growing global commercial real estate services firm, we continue to lead the market. From trophy assets, leasing advisory to large-scale portfolio sales, our experts deliver results in any market condition.

The following pages provides a selection of landmark deals that highlight our ability to unlock value for investors worldwide.

**Includes affiliates*

INVESTMENT

CAD $3 billion
(USD $2+ billion)

Canadian Industrial Joint Venture & Seed Portfolio, **Canada**

EUR €1.47 billion
(USD $1.72 billion)

Nordic Logistics Portfolio, **Sweden, Finland & Denmark**

EUR €1.16 billion
(USD $1.26 billion)

Project APEX, **Pan-European**

USD ±$325 million

Corona Lakeside Logistics Centre, Inland Empire, California, **U.S.**

HKD $1.8 billion
(USD $232 million)

LiFung Centre, Siu Lek Yuen, Shatin, **Hong Kong**

USD $175 million

Las Vegas Logistics Portfolio, Las Vegas, **U.S.**

AUD $216 million
(USD $155 million)

Port Adelaide Distribution Centre, **South Australia**

AUD $200 million
(USD c.$130 million)

Gold Coast Logistics Hub, Brisbane, **Australia**

Confidential

PJ Virgilio Mantova, Mantua, **Italy**

LEASING

82,200 sqm

Panattoni Park Avonmouth, **UK**

46,200 sqm

CTPark Warsaw South, Warsaw, **Poland**

485,000 sq ft

100 Ace Drive, Brampton, Ontario, **Canada**

388,080 sq ft

1251 Coverstone Drive, Winchester, Virginia, **U.S.**

26,250 sqm

Ardex Oceania Headquarters, New South Wales, **Australia**

Colliers accelerates the success for every client, globally.

Colliers advises on $3 billion Canadian industrial joint venture and seed portfolio.

CAD $3 BILLION

Canadian Industrial Joint Venture & Seed Portfolio, Toronto, Montréal and Calgary, Canada

Joint Venture: CPP Investments & Dream Industrial REIT and Dream Asset Management Corporation

Services provided: Financial advisor

Size: 3,580,000 sq ft, 12 properties

Establishing a scaled industrial platform across core logistics markets

Our Canadian Capital Markets team successfully advised CPP Investments on the formation of a new Canadian industrial joint venture with Dream Industrial REIT and Dream Asset Management Corporation. The platform is designed to scale to approximately CAD $3 billion in assets, targeting Core Plus and Value Add industrial properties across Canada's major logistics markets. The joint venture launched with an $805 million seed portfolio comprising 3.58 million square feet of primarily small-and mid-bay last-mile industrial assets across 12 properties, located primarily in Greater Toronto, Greater Montréal and Calgary.

Structuring a programmatic vehicle for institutional growth

Colliers acted as exclusive financial advisor in structuring and arranging the joint venture, aligning CPP Investments' significant capital allocation with Dream's operating platform and deep sector expertise. CPP Investments has committed $1.0 billion in equity to fund both the seed portfolio and future growth of the venture. By bringing together a diversified seed portfolio of scale with pipeline for expansion, the joint venture is positioned to capitalise on long-term demand for last-mile logistics space. This transaction highlights Colliers' ability to structure complex, large-scale partnerships that deliver both immediate value and sustained growth opportunities in Canada's industrial sector.

Colliers delivers two significant Nordic logistics transactions totalling EUR €1.47 billion.

EUR €1.47 BILLION

Nordic Logistics Portfolio, Sweden, Finland & Denmark

Buyer: Catena AB (20 assets), Ontario Teacher Pension Plan & Fokus Nordic (5 assets)

Seller: Urban Partners

Services provided: Sell-side advisory

Size: 730,000 sqm, 25 assets

Large-scale divestments highlight strength of Nordic investment market

Our Nordic Capital Markets team has successfully advised Urban Partners on the disposal of two major logistics portfolios, with a combined value of approximately EUR €1.47 billion. The largest transaction involved the sale of a 20-asset portfolio to Catena AB for EUR €830 million, marking the **biggest single logistics transaction ever completed in the Nordics**. The portfolio comprises 612,000 sqm of modern logistics space across Sweden, Finland and Denmark, underpinned by a 97% occupancy rate, an average lease term of approximately 11 years, and a strong covenant of top-tier tenants.

In a separate transaction, Colliers also advised on the sale of five prime logistics assets to Ontario Teachers' Pension Plan. Totalling 118,000 sqm across Sweden and Denmark, the assets offer high-quality specifications, attractive locations and long-term income security.

High-profile transactions showcase depth of investor demand

Together, these cross-border transactions highlight strong investor appetite for Nordic logistics assets and reinforces Colliers' ability to deliver at scale, by combining local expertise with seamless collaboration across its Nordic Capital Markets teams to connect global capital with institutional-grade opportunities.

Transaction advisors in the cross-border merger between two listed I&L companies.

Pan-European expertise

Our Capital Markets teams in Norway, Sweden, Germany, Belgium, Netherlands and Poland were transaction advisors to KMC Properties in a EUR 1.16 billion cross-border merger between KMC Properties ASA and Logistea AB. The combined company will be a leading a pan-Nordic logistics, warehouse and light industrial player, which also includes assets in Germany Netherlands, Belgium and Poland. The portfolio will consist of 145 assets.

Cross-border collaboration

The teams collaborated closely, leveraging their local knowledge and expertise to facilitate the merger. The combined capabilities of our Capital Markets specialists exceeded client expectations and demonstrated the strength of our cross-border collaboration.

EUR €1.16 BILLION

Project APEX, Norway, Sweden, Germany, Belgium, Netherlands & Poland

Buyer: Logistea

Seller: KMC Properties

Services provided: Transaction advisors, sell-side advisory

Size: 145 assets

Colliers brokers the largest ground-lease ownership transfer in the Inland Empire market's history.

USD ±$325 MILLION

Corona Lakeside Logistics Centre, Inland Empire, California, U.S.

Buyer: Undisclosed

Seller: Kearny Real Estate Company

Services provided: Sell-side advisory

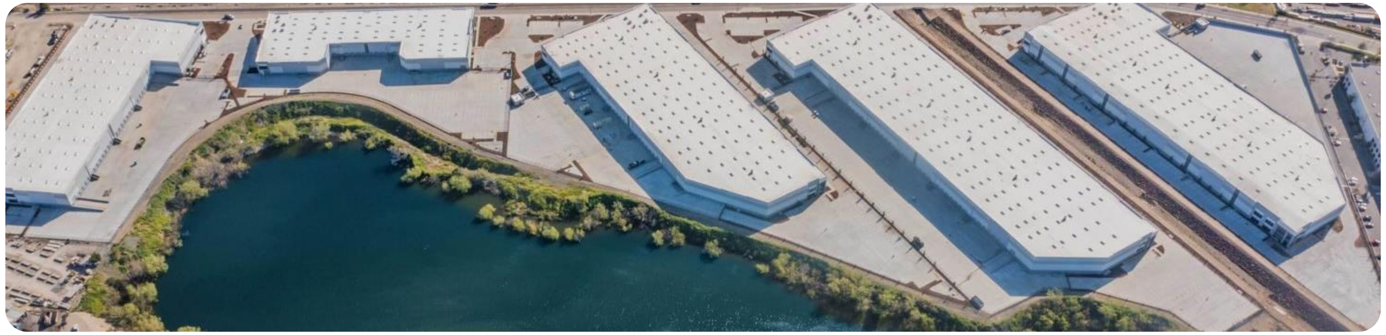
Size: 730,000 sq ft

Collaboration that achieved success

Our U.S. Industrial Capital Markets experts partnered to facilitate the deal on behalf of both the Buyer and Seller, collaborating to achieve the best outcome for both parties. The five-building industrial Corona Lakeside Logistics Centre was acquired by a large foreign-based institution, who recognised the intrinsic value of the development, adding to their growing portfolio of Class A properties. The asset is located favourably in Riverside County's rapidly growing industrial hub of Corona.

Great client relationships

The team worked with the seller and developer, Kearny Real Estate Company through the development phase and witnessed their project come to fruition. The properties sit on an attractive fixed-rate ground lease, which the Colliers team structured between Kearny and fee-ownership in 2019. One of the largest-scale speculative developments in the Inland Empire, sale represents the largest ground-lease ownership transfer in the history of the Inland Empire and one of the largest ever in Southern California.



Colliers connects M&G and JD.com for cross-border industrial deal in Hong Kong.

HKD $1.8 BILLION

LiFung Centre, Siu Lek Yuen, Shatin, Hong Kong

Buyer: JD.com

Seller: M&G Real Estate

Services provided: Sell-side & buy-side advisory

Size: 487,350 sq ft

Strategic match between long-term partners

Our Capital Markets team in Hong Kong and China partnered to successfully advise on the sale of LiFung Centre, a high-quality industrial asset in Hong Kong, from M&G to JD.com. Acting on behalf of both long-standing clients, Colliers identified a unique opportunity that aligned with each party's strategic goals: M&G sought a timely sale with certainty of funds within Hong Kong, while JD.com was expanding its logistics footprint in the region.

Seamless execution across borders

Colliers provided JD.com with fast, targeted guidance on market dynamics and a valuation of the property's potential returns. Despite subdued market sentiment, the teams advanced underwriting models highlighted the property's resilience. The competitive bidding guidance positioned JD.com with a strong final offer, standing out among multiple bids. Leveraging strong relationships and local market knowledge, Colliers expedited the due diligence process and facilitated clear communication between M&G and JD.com.

Mutually beneficial outcomes

The final price met M&G's expectations and enabled early completion, months ahead of their year-end target. For JD.com, the acquisition marked a successful entry into the Hong Kong logistics market. The deal highlights Colliers' ability to coordinate cross-border transactions and deliver tailored solutions across Asia Pacific, reinforcing our role as a trusted advisor.

Colliers executes sale and financing for prime Las Vegas logistics asset.

USD $175 MILLION

Las Vegas Logistics Portfolio, 3837, 3717 Bay Lake Trail & 3200 East Gowan Road, Las Vegas, U.S.

Buyer: NorthPoint Development

Seller: Link Logistics

Services provided: Sell-side and acquisition financing

Size: 1,046,211 sq ft

Integrated advisory unlocks value in high-demand logistics market

Our U.S. Industrial and Logistics experts advised on the sale and financing of a Class A logistics centre in Las Vegas to NorthPoint Development, delivering a fully integrated capital markets solution that combined both disposition and debt advisory. Located within one of the fastest-growing industrial hubs in the U.S., the asset attracted strong investor interest driven by sustained demand for modern logistics space and favourable market fundamentals.

Spanning 50.4 acres, the asset is 100% leased to a diversified roster of five tenants, including Amazon, which operates its only returns-focused distribution centre in the Las Vegas market.

Coordinated execution drives successful outcome

Colliers led a targeted marketing campaign while simultaneously arranging acquisition financing, leveraging its investor and lender relationships to secure optimal terms. This coordinated approach enabled efficient execution, minimising risk and maintaining momentum throughout the transaction. The deal highlights Colliers' ability to deliver end-to-end capital markets solutions, combining investment sales and financing expertise to achieve successful outcomes in competitive logistics markets.

Landmark outcome in Adelaide's largest industrial transaction.

AUD $216 MILLION

Port Adelaide Distribution Centre, South Australia

Buyer: Centuria Capital Group

Seller: Quintessential

Services provided: Sell-side advisory

Size: 174,580 sqm

Strategic campaign unlocks global capital

Our Australian Industrial & Logistics team advised Quintessential on the sale of the Port Adelaide Distribution Centre (PADC), a 174,580 sqm GLA industrial estate on a 32-hectare site in Adelaide's Inner North. Fully leased to 17 established tenants including Toll Group, Visy Logistics and Ameropa Australia, the asset was strategically positioned to attract a broad pool of institutional capital. A targeted two-round International Expressions of Interest (EOI) process generated strong global interest across local managers, REITs, offshore groups and private investors, resulting in 13 competitive offers and approximately $1.4 billion of active capital.

Best-in-class execution delivers record-breaking result

Through disciplined execution and active management of buyer engagement, Colliers drove competitive tension and momentum throughout the campaign. The process culminated in the successful sale to Centuria Capital Group for $216,141,000, reflecting a 7.59% initial yield and 3.4-year WALE. The transaction represents **Adelaide's largest single-asset industrial sale in history** and **one of Australia's most significant logistics deals of 2025**, reinforcing Colliers' position as a leader in large-scale industrial and logistics transactions.

Colliers transacts landmark core logistics estate on behalf of ESR Australia.

AUD $200 MILLION

Gold Coast Logistics Hub, Brisbane, Australia

Buyer: Forest Endeavour

Seller: ESR Australia

Services provided: Sell-side advisory

Size: 59,000 sqm

Landmark logistics outcome on the Gold Coast

Colliers successfully advised ESR on the sale of the Gold Coast Logistics Hub (GCLH), a newly completed, institutional-grade logistics estate spanning over 59,000 sqm of GFA across five buildings. Strategically positioned in Arundel, a core last-mile precinct, the asset benefits from direct connectivity to major infrastructure including the Brisbane and Gold Coast Airports, and the Port of Brisbane. Anchored by blue-chip tenants including Australia Post, Team Global Express and Amazon, GCLH attracted significant institutional and private capital interest.

Strategic execution from inception to completion

Colliers' relationship with ESR commenced in 2017 with the site's original acquisition and development masterplan. From pre-leasing commitments with key tenants to land lot sell-downs and ongoing leasing success, Colliers remained embedded throughout the entire project lifecycle. After an initial campaign in 2022 faced headwinds from economic volatility and development complexities, Colliers repositioned the asset in 2024 as a stabilised core investment, launching a targeted international Expressions of Interest process.

Record-breaking result in a competitive market

The asset was acquired by Forest Endeavour following a two-round competitive campaign, marking their first industrial transaction in Australia. The sale represents the largest single-asset core industrial transaction in Australia year-to-date, Queensland's largest since 2019, and a record-setting yield nationally for core logistics product. The result underscores the depth of capital targeting high-quality, long-duration logistics assets and reaffirms Colliers' capability to deliver exceptional outcomes for long-term clients in Australia's most competitive sectors.

Colliers advises on landmark logistics sale in Italy.

CONFIDENTIAL

PJ Virgilio Mantova, Mantua, Italy

Buyer: Patrizia

Seller: Barings

Services provided: Sell-side advisory

Size: 90,000 sqm

Prime assets in a growing logistics hub

Our Logistics, Last Mile and Data Centre team in Italy advised Barings, a leading global real estate investment manager, on the sale of two logistics warehouses in Mantua to Patrizia. The transaction was executed through Barings' pan-European logistics joint venture (PELV) and involved assets previously held by an Italian real estate fund managed by Savills IM SGR.

Strong fundamentals and outperforming returns

Located just two kilometres from the "Mantova Nord" exit on the A22 motorway, the 90,000 sqm facilities are fully leased to two major third-party logistics operators (3PLs) at rental levels exceeding initial projections. The transaction underscores the strength of Mantua's logistics market, which continues to evolve as a strategic hub in Lombardy and the wider Verona "prime" logistics corridor.

Trusted advisor in cross-border logistics

This deal was one of the largest in Italy's logistics market in H1 2024, builds on Colliers' ongoing relationship with Barings and highlights the team's deep market insight and execution capability. It further positions Colliers Italia's Logistics, Last Mile and Data Centres team as a trusted advisor in cross-border logistics investment.

Colliers advises Panattoni on UK's largest logistics lease of 2025.

82,000 SQM

Panattoni Park Avonmouth, UK

Tenant: GXO Logistics

Owner: Panattoni

Services provided: Leasing

Price: Confidential

Delivering record-breaking logistics success through strategic partnership

Colliers UK has successfully advised Panattoni on the largest logistics letting of 2025, and the biggest ever for a speculatively developed facility to date in the UK. This landmark letting sees GXO Logistics, the world's largest pure-play contract logistics provider and an existing global client of Panattoni, lease a state-of-the-art logistics facility.

Future-ready logistics with sustainability at its heart

The facility is strategically situated within the South West's premier logistics and distribution location, with direct access to the M4 and M5 motorways and close to the Port of Bristol. The building is certified BREEAM 'Excellent', has an EPC A rating and was delivered to Net Zero Carbon construction standards. It offers the scale, efficiency and green credentials demanded by today's logistics leaders, demonstrating Colliers' ability to match clients with best-in-class, future-proof space.

Realising long-term value through expert advisory

This transaction reinforces Colliers' role as a market leader in delivering high-impact, strategic transactions. For Panattoni, it represents another successful letting to GXO, reflecting their ambitious development strategy and continued confidence in the UK logistics market. The deal also highlights the enduring demand for prime, sustainable space, an area where Panattoni consistently sets the benchmark.

A strategic lease delivering long-term value and ESG excellence.

46,200 SQM

CTPark Warsaw South, Warsaw, Poland

Tenant: DOUGLAS

Owner: CTP

Services provided: Lease advisory

Price: Confidential

Supporting global logistics growth through sustainable real estate

Colliers Poland successfully brokered the lease and adaptation of a 46,200 sqm warehouse and office facility at CTPark Warsaw South for DOUGLAS, a leading German beauty and fragrance retailer. This new distribution centre marks DOUGLAS's third global logistics hub and reflects the company's commitment to omnichannel growth and best-in-class environmental standards.

Future-proof logistics with ESG at the core

DOUGLAS approached Colliers with a clear brief: secure a sustainable facility to enhance their European logistics network. The project required a solution that aligned with their omnichannel strategy and delivered measurable ESG outcomes. Colliers acted as their strategic advisor, identifying a site that not only met tight operational timelines, but also supported their ambitious environmental objectives. The building was awarded a BREEAM Outstanding certificate—placing it among the most environmentally advanced warehouses in Poland.

Delivering value beyond the lease

The facility strengthens DOUGLAS's European logistics capabilities while aligning with long-term sustainability goals. The successful delivery was made possible through Colliers' expert guidance and strong collaboration with the client and developer. The result is a future-proof investment and a deepened client partnership.

Colliers secures flagship deal, earning 2023 industrial lease of the year.

485,000 SQ FT

100 Ace Drive, Brampton, Ontario, Canada

Developer: Panattoni Development Company

Tenant: Magna International

Services provided: Lease advisory

Price: CAD $200+ million

Strategic partnership delivers market-leading result

Our Canadian Industrial leasing team worked closely with Panattoni to secure a landmark lease at their new speculative development in Brampton, Ontario. The state-of-the-art facility offered 40' clear height, expansive loading capacity and premium construction, ideal for large-scale manufacturers or distributors. In a competitive leasing environment, the challenge was to identify and secure a high-quality, credit-worthy tenant with specific industrial needs before the building was complete. Through a focused leasing strategy and strong market insight, Colliers identified Magna International as the ideal tenant.

Collaboration that delivered value and industry recognition

Working alongside Panattoni and BMO Capital Markets, the Colliers team led negotiations to bring Magna, one of the world's leading Tier 1 automotive suppliers, into the space. Panattoni adapted the design and occupancy timeline to meet Magna's operational needs, while BMO structured the financing. The result was a seamless transaction that aligned development goals with tenant requirements, ensuring full occupancy on delivery. The deal was completed ahead of the building's completion and the strategic lease secured a globally recognised tenant for Panattoni, enhancing the long-term value and positioning of the site. The transaction was named 2023 NAIOP REX Industrial Lease of the Year, reinforcing Colliers' reputation for delivering exceptional outcomes in Canada's competitive industrial market.

Colliers secure major lease at landmark U.S. industrial facility.

388,080 SQ FT

1251 Coverstone Drive, Winchester, Virginia, U.S.

Tenant: Confidential

Owner: The Meridian Group (TMG)

Services provided: Lease advisory

Price: Confidential

Major letting at one of the U.S. East Coast's most strategic logistics hubs

Colliers has successfully arranged a 388,080 sq ft lease at One Logistics Park in Winchester, Virginia, on behalf of landlord The Meridian Group (TMG). The transaction marks the first completed lease at the newly delivered 1,023,120 sq ft facility, the largest speculative industrial building delivered in 2025 across the Northern Virginia and I-81 Corridor submarket.

Prime location, infrastructure and award-winning development drive demand

Part of a 2.8 million sq ft master-planned industrial campus, One Logistics Park benefits from direct access to Interstate 81 and Route 50 and is ideally positioned to serve the broader U.S. Eastern Seaboard, offering connectivity to major population centres, inland ports, and international gateways. The facility is purpose-built for high-throughput logistics operations and data centre support services, and its designation within Foreign Trade Zone (FTZ) #137 provides occupiers with meaningful customs and duty advantages, a particularly attractive feature for global supply chain operators.

Phase I of the development offers nearly 1.4 million sq ft of industrial space, with a further 365,000 sq ft build-to-suit opportunity available. Recognised with a 2026 CoStar Impact Award for Commercial Development of the Year (Washington, DC region), the scheme highlights strong occupier demand for modern, large-scale logistics space and demonstrates Colliers' ability to deliver complex leasing solutions for institutional clients.

Colliers delivers 20-year purpose-built HQ for Ardex in Australia.

26,250 SQM

Ardex Oceania Headquarters, New South Wales, Australia

Tenant: Ardex

Owner: Frasers Property Industrial

Services provided: Lease advisory

Price: AUD $4.9 million

A decade-long partnership delivering long-term value

Our Australian Industrial & Logistics team leveraged a 10-year relationship with Ardex, a leading manufacturer of construction materials, to successfully deliver a new Oceania head office and warehouse facility. Initially engaged for consultancy advice, Colliers worked closely with Ardex as their preferred agent to source a purpose-built office / warehouse facility.

Evolving brief, scalable solution

The original requirement was a 14,000 sqm facility focused on office and warehousing. However, following strategic consultation and operational analysis, Ardex expanded the brief to include their manufacturing operations, increasing the build to 17,000 sqm. Colliers facilitated detailed discussions with preferred landowners and developers and after further analysis and review Ardex increased the building footprint to 26,200 sqm to support future growth and business acquisitions.

Long-term lease and optimal outcome

The project culminated in a 20-year lease agreement, extended from the original 10–15-years, to secure long-term stability and flexibility for Ardex. The result is a fully customised, high-quality office, warehouse and manufacturing facility that aligns with Ardex's evolving business needs, while delivering strong outcomes for both tenant and landlord. This deal reflects Colliers' ability to guide clients through complex briefs and deliver tailored, future-focused real estate solutions.

Additional case studies that can be used

Colliers secures successful outcome for large-scale logistics portfolio disposal.

AUD $170.5 MILLION

Stockland Portfolio, Sydney & Melbourne, Australia

Buyer: Cadence Property Group

Seller: Stockland

Services provided: Sell-side advisory

Size: 78,157 sqm, 4 assets

Strategic positioning unlocks value in complex portfolio sale

Colliers advised Stockland on the sale of a four-asset industrial portfolio spanning Sydney and Melbourne, comprising 78,157 sqm of GLA across key logistics markets. The campaign was shaped by challenges including short- WALE risk and absentee owner surcharge (AOS) implications for offshore investors, requiring careful positioning to maintain pricing and buyer confidence.

Leveraging deep market knowledge and strong institutional relationships, Colliers implemented a targeted strategy focused on domestic-backed capital and active asset managers. By addressing leasing risk through robust market evidence and proactively managing investor concerns, the team successfully created competitive tension and maintained momentum throughout the process.

Best-in-class execution delivers strong pricing and institutional outcome

Colliers led a coordinated national process, ensuring alignment across stakeholders through consistent communication and a structured campaign. By engaging the right purchaser profile with the capability to execute efficiently, the team delivered a seamless transaction within the expected timeline. The transaction achieved price maximisation and attracted over AUD $1 billion of active capital. The deal stands as one of Australia’s largest core-plus logistics portfolio transactions of 2025, reinforcing Colliers’ ability to deliver complex, large-scale outcomes across key industrial markets.

Delivering results globally

Click on the buttons below to view our investment and leasing track record.

Investment

Leasing

All deal prices are approximate and are in local currency.

INVESTMENT

CAD $3 billion

Canadian Industrial Joint Venture | Canada

Joint Venture between: CPP Investments & Dream

EUR €1.47 billion

Nordic Logistics Portfolio | Sweden, Finland & Denmark

Buyers: Catena AB, Ontario Teacher Pension Plan & Fokus Nordic

Seller: Urban Partners

EUR €1.16 billion

Project APEX | Norway, Sweden, Germany, Netherlands, Belgium & Poland

Buyer: Logistea

Seller: KMC Properties

US ±$325 million

Corona Lakeside Logistics Centre, Inland Empire, California | U.S.

Buyer: Undisclosed

Seller: Kearny Real Estate Company

HKD $1.8 billion

LiFung Centre, 2 On Ping Street, Siu Lek Yuen, Shatin | Hong Kong

Buyer: JD Property

Seller: M&G Real Estate

USD $257 million

21600 Cactus Avenue, Riverside, California | U.S.

Buyer: Burlington Distribution

Seller: BlackRock Realty Advisors

EUR €230 million

Data Centre, Aragon | Spain

Buyer: Best Wonder Business (BWB)

Seller: Confidential

USD $220 million

13000 Mission BLVD, Eastvale, California | U.S.

Buyer: NFI

Seller: Sares Regis Group

AUD $216 million

Port Adelaide Distribution Centre | South Australia

Buyer: Centuria Capital Group

Seller: Quintessential

EUR €202 million

PJ TripleA, Firenze, Anagn & Anzola | Italy

Buyer: Stoneweg Bain Capital

Seller: Valtidone Logistics Development

GLOBAL TRACK RECORD

All deal prices are approximate and are in local currency.

INVESTMENT

USD $202.1 million

Link IE 4-Pack, Inland Empire, California | U.S.
Buyer: Cabot
Seller: LINK Logistics

AUD $201 million

Goodman Portfolio, Sydney | Australia
Buyer: Centuria
Seller: Goodman

AUD $200 million

Gold Coast Logistics Hub, Queensland | Australia
Buyer: Confidential
Seller: ESR & Logos

AUD $200 million

Minto Intermodal Facility, 9 Stonny Batter Rd, Sydney | Australia
Buyer: Goodman Group
Seller: Qube Holdings & ESR Group

USD $175 million

Las Vegas Logistics Portfolio, 3837, 3717 Bay Lake Trail & 3200 East Gowan Road, Las Vegas | U.S.
Buyers: NorthPoint Development
Seller: Link Logistics

AUD $170.5 million

Stockland Portfolio, Sydney & Melbourne | Australia
Buyer: Cadence Property Group
Seller: Stockland

AUD $170 million

Sir Joseph Banks Corporate Park, Sydney | Australia
Buyer: Goodman Group
Seller: Dexus

USD $167 million

Keystone Industrial Port Complex, Pennsylvania | U.S.
Buyer: NorthPoint Development
Seller: U.S. Steel Real Estate

EUR €165 million

Colas Portfolio | France
Buyer: Atland & AB Sagax
Seller: Bouygues

AUD $166.7 million

The Diverse 9 Portfolio, Sydney & Melbourne | Australia
Buyer: Confidential
Seller: Arrow Capital Partners

GLOBAL TRACK RECORD

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INVESTMENT

EUR €142.7 million

7R Portfolio, Gdańsk, Poznań, Kielce, Kraków | Poland

Buyer: Investika & Bud Holdings

Seller: 7R

USD $140 million

Richmond Distribution Centre III, North Richmond, California | U.S.

Buyer: Reyes Holdings Affiliate

Seller: IPT - Black Creek

USD $133.4 million

Arrow Route Distribution Centre, Rancho Cucamonga, California | U.S.

Buyer: Confidential

Seller: Transwestern Development Group

EUR €128.4 million

Project Falcon, Vestre Vanemvei 15 & 40, Moss | Norway

Buyer: AXA IM

Seller: Fabritius Gruppen

EUR €117 million

The World Seafood Centre, Oslo Airport City | Norway

Buyer: Slate Asset Management

Seller: Oslo Airport City

AUD $109 million

Gateway Capital Portfolio, Brisbane | Australia

Buyer: Various

Seller: Gateway Capital

EUR €100 million

Tychy & Bieruń Park, Bieruń & Tychy | Poland

Buyer: Hillwood

Seller: DEKA

USD $107.2 million

Imeson Park South - Building E, 1511 Zoo Pkwy, Jacksonville | U.S.

Buyer: Interamerican Corporate Services LLC

Seller: VanTrust Real Estate

EUR €104.5 million

LogPark Leipzig, Saxony | Germany

Buyer: HIH Real Estate & Partners Group

Seller: Demire & M1 Beteiligungs GmbH

KRW ₩52 billion

Juchon-ri Logistics Centre | Republic of Korea

Buyer: Korea Container Pool

Seller: Hyesung

All deal prices are approximate and are in local currency.

INVESTMENT

EUR €100 million

Javelin Portfolio, The Midlands | UK
Buyer: GIC via P3 Logistic Parks
Seller: SEGRO

USD $102 million

I-64 Commerce Centre, Shelbyville, Kentucky | U.S.
Buyer: W.P. Carey Inc.
Seller: Flint Development

AUD $102 million

Yatala Distribution Centre, 14 Dixon Street, Yatala, Gold Coast | Australia
Buyer: KordaMentha
Seller: Stockland

AUD $101.8 million

Gateway Industrial Estate, Sydney | Australia
Buyer: Arrow Capital Partners
Seller: ESR Australia

EUR €100 million

Lindu Portfolio, Copenhagen | Denmark
Buyer: Blackstone
Seller: JV between Pictet Alternative Advisors & Brunswick Real Estate

USD $94.1 million

521 Exchange Way, Commercial Point, Ohio | U.S.
Buyer: W.P. Carey Inc.
Seller: VanTrust

USD $100 million

West Valley Logistics Centre, Walnut, California | U.S.
Buyer: Pleaser USA Inc
Seller: CapRock Partners

SDG $121 million

51 Tuas View Link | Singapore
Buyer: PGIM Real Estate & North Star Capital
Seller: Far East Organization

AUD $101.8 million

2-56 Australand Drive, Berrinba, Queensland, Australia
Buyer: Cadence
Seller: CapitaLand

AUD $83 million

Woodville Road, Old Guildford, NSW | Australia
Buyer: Charter Hall
Seller: Bing Lee

All deal prices are approximate and are in local currency.

INVESTMENT

EUR €75.8 million

LPP Distribution Centre | Poland
Buyer: REICO IS EAM
Seller: CBRE Investment Management

EUR €75 million

Project Titan | Italy
Buyer: Kryalos SGR *through Blackstone-affiliated funds*
Seller: Logiman

EUR €75 million

Sainsbury's Distribution Centre, Haydock | UK
Buyer: Tritax Big Box REIT
Seller: Confidential

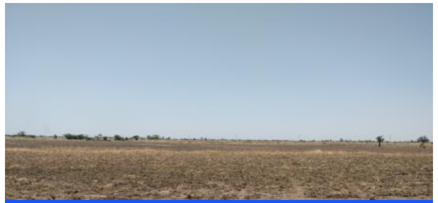
GLOBAL TRACK RECORD

All deal prices are approximate and are in local currency.

LEASING

400,000 sqm

Deppon China Portfolio | China
Buyer: CDH Investments
Seller: Local Company



121,406 sqm

Payal Industrial Park, Vagra, District - Bharuch | India
Tenant: Taishin Life Insurance
Owner: Sun Toward Tech

110,647 sqm

SEGRO Logistics Park, Northampton | UK
Tenant: Yusen Logistics (UK) Limited
Landlord: SEGRO

103,864 sqm

Bydgoszcz Białe Błota Logistics Centre | Poland
Tenant: LPP
Landlord: CBRE Investment Management

82,220 sqm

Panattoni Park Avonmouth | UK
Tenant: GXO Logistics
Owner: Panattoni

81,534 sqm

Logistics Hub, Cittadella | Italy
Tenant: BRACCHI
Owner: P3

73,100 sqm

Central European Logistics Hub | Poland
Tenant: Media Expert (TERG S.A.)
Owner: Savills Investment Management

65,700 sqm

413 Mt Atkinson Road, Truganina, Melbourne | Australia
Tenant: Super Retail Group
Owner: Goodman

65,000 sqm

Alcira, Valencia | Spain
Tenant: Confidential
Owner: Panattoni

60,432 sqm

4680 Gerrard Road, Whitby, Ontario | Canada
Tenant: Taishin Life Insurance
Owner: Sun Toward Tech

GLOBAL TRACK RECORD

All deal prices are approximate and are in local currency.

LEASING

60,000 sqm

HelloParks Warehouse, Alsónémedi | Budapest

Tenant: Confidential

Owner: HelloParks

56,508 sqm

5195 Fermi Drive, Fairfield, California | U.S.

Tenant: TricorBraun

Owner: BGO

56,234 sqm

Avro Business Park, 3150 Derry Road East, Mississauga, Ontario | Canada

Tenant: Home Depot Canada

Owner: Crestpoint Real Estate Investments & Epic Investment Services

54,000 sqm

Lari, Tuscany | Italy

Tenant: MVN

Owner: Cromwell

50,590 sqm

9250 Airport Road, Brampton, Ontario | Canada

Tenant: Best Buy Canada

Owner: Oxford Properties

49,593 sqm

Ispat Profiles India Limited, Tal Shirur, District Pune | India

Tenant: Dinex Emission Solutions India Private Limited

Owner: Ispat Profiles India Limited

47,123 sqm

Cedar Port Industrial Park, 7525 Sutton Road, Baytown, Texas | U.S.

Tenant: Article Furniture

Owner: TGS Cedar Port

46,200 sqm

CTPark Warsaw South | Poland

Tenant: DOUGLAS

Owner: CTP

45,390 sqm

100 Ace Drive, Brampton, Ontario | Canada

Tenant: Magna International

Landlord: Panattoni Development Company, Inc.

40,837 sqm

17 Tarlton Crescent, Perth Airport WA | Australia

Tenant: Border Express Pty Ltd

Owner: Perth Airport

GLOBAL TRACK RECORD

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LEASING

40,000 sqm

Coburg, Bavaria | Germany
Tenant: DSV
Owner: GLP

37,500 sqm

CTP Tatabánya | Hungary
Tenant: Zoomlion
Owner: Tatabánya

37,492 sqm

6140 Promontory Parkway, Tracy, California | U.S.
Tenant: Confidential
Owner: Prologis

36,333 sqm

Symmetry Park Rugby | UK
Tenant: Iron Mountain
Owner: Tritax Big Box

36,054 sqm

1251 Coverstone Drive, Winchester, Virginia | U.S.
Tenant: Confidential
Owner: The Meridian Group (TMG)

35,768 sqm

Richmond Industrial Centre, 8031 Zylmans Way, Richmond, British Columbia | Canada
Tenant: Canadian Tire
Owner: Montrose Industries Ltd.

30,500 sqm

MLP Business Park Schalke, Hochkampstraße 37, 45881 Gelsenkirchen | Germany
Tenant: WINIT Germany GmbH
Owner: MLP

27,921 sqm

1102 Northway Lane, Laredo, Texas | U.S.
Tenant: CJ Logistics America
Owner: Confidential

27,746 sqm

John Hicksstraat 7-9, Venlo | The Netherlands
Tenant: Stryker
Owner: Michael Kors

27,582 sqm

SHT Logistics Center Yachiyo, Yachiyo-shi, Chiba Prefecture | Japan
Tenant: Confidential
Owner: Confidential

GLOBAL TRACK RECORD

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LEASING

26,542 sqm

Gravelly Industrial Park,
Birmingham | UK
Tenant: Alliance Healthcare Distribution
Owner: Abrdn

26,250 sqm

Ardex Oceania Headquarters,
NSW | Australia
Tenant: Ardex
Owner: Frasers Property Industrial

25,520 sqm

2 Fairway Street,
Stapylton, Gold Coast | Australia
Tenant: Dixie Cummings
Owner: Frasers Property

23,980 sqm

Businesspark Hoogeind,
Helmond | The Netherlands
Tenant: MSI
Owner: Logicor

23,610 sqm

Arnfredsvej 6, DK-6600 Vejens | Denmark
Tenant: Unique Furniture af 14. juni 2007 A/S
Owner: Hanssen Hebo A/S

22,130 sqm

Tsukuba Tokodai Logistics Center, Tokodai, Tsukuba-shi, Ibaraki Prefecture | Japan
Tenant: Confidential
Owner: Confidential

20,151.48 sqm

Talus Warehouse Lease Acquisition, Guanyin District, Taoyuan City | Taiwan
Buyer: Talus Manufacturing
Seller: Best Logistics

17,000 sqm

Lombardia, Albairate & Milano | Italy
Tenant: Medi-Market
Owner: Mileway

15,321 sqm

WDP Industrial Park Bucharest | Romania
Tenant: GXO
Owner: WDP

15,321 sqm

3095 Mary Place, Sacramento, California | U.S.
Tenant: Tire Wheel Master
Owner: Invesco Real Estate

GLOBAL TRACK RECORD

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LEASING

11,350 sqm

Tenancy 2, Edinburgh, South Australia | Australia
Tenant: Electranet
Owner: Goodyear Tyres

11,500 sqm

4 Pandan Ave | Singapore
Tenant: Fleetguard Filtration
Owner: Mapletree

8,000 sqm

BAUMANN Springs Project, B01, Changshu Shijia Innovation Industrial Park, Jiangshu | China
Buyer: BAUMANN Springs Ltd.
Seller: Local Government

7,085 sqm

Hutchison Logistics Centre, Kwai Chung | Hong Kong
Tenant: Confidential
Owner: Confidential

Global Industrial & Logistics Practice Group Leadership Team

The Americas

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Faustino Musicco
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Global Capital Markets

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Colliers

Accelerating success.